

1. Grading; and

2. A prohibition against the location of structures, fences, or plantings on the easement area.

(4) (i) The Maryland-National Capital Park and Planning Commission may not approve any plat for subdivision of land until it ascertains from the [WSSC] COUNTY OR THE CITY OF BOWIE, WHICHEVER IS APPROPRIATE, whether or not rights-of-way or easement areas for [storm drainage] STORMWATER MANAGEMENT facilities are required.

(ii) If these rights-of-way or easement areas are required, the Maryland-National Capital Park and Planning Commission may not approve the plat for recordation until the easements or rights-of-way are included on the plat.

[(e) The WSSC:

(1) May require the owner of land that is being developed to enclose existing drainage streams with approved drainage systems or drains, whether located in dedicated streets or otherwise;

(2) May permit side ditches or other equivalent drainage in rural areas;

(3) May allow open drainage in a natural undisturbed stream;

(4) May allow open improved channels to carry stormwater drainage and require and restrict easement or right-of-way areas to the planting and maintenance of grass;

(5) May require the owner of land that is being developed to provide performance and maintenance bonds for the maintenance and operation of approved drainage systems or drains until the WSSC can take over the maintenance of the system; and

(6) Shall take over the maintenance and operation of any storm drainage system or part of any system that has been constructed pursuant to the direction of and in accordance with plans approved by the WSSC.

(f) The WSSC may adopt a reasonable fee not exceeding 6 percent of the estimated construction costs for the issuance of any permit required by this section or by the rules and regulations adopted under this section.

(g) (1) To plan, design, construct, maintain, and operate a system for the control and disposition of surface water and flood control, to perform associated studies, surveys, reviews, and to incur expenses, including expenses incurred by the WSSC in